

Bungendore Structure Plan 2048

Review and Update

Background

Council is undertaking a 5-year review of the Bungendore Structure Plan 2048 to ensure it continues to reflect current conditions, infrastructure constraints, and community needs.

This review will help guide how Bungendore grows and develops into the future.

What is the purpose of the Bungendore Structure Plan?

The Bungendore Structure Plan provides a long-term framework to guide how the town will grow and develop to 2048. It helps plan for housing, jobs, infrastructure, public spaces, and environmental outcomes.

Why does the Bungendore Structure Plan need to be reviewed if it is valid until 2048?

Council reviews the Structure Plan every 5 years, as identified in the Local Strategic Planning Statement.

The review ensures the Plan reflects:

- current planning practices
- recent development activity
- infrastructure constraints (such as water supply)
- changing community needs

It also helps confirm the preferred direction for future growth and how it will be managed.

How does the Structure Plan review affect me and my property?

The Bungendore Structure Plan 2048 identifies potential future land use opportunities; it does not rezone land and it does not force anyone to rezone, subdivide or develop their land.

Is there an update on securing a bulk water supply pipeline for future residential use in Bungendore?

We are continuing to progress development of the water supply pipeline to a tender-ready stage. Status is as follows:

- Design and technical specifications are complete.
- Environmental and development approval via the Review of Environmental Factors (REF) was endorsed in November 2025.
- Land acquisition negotiations are in progress.
- Intergovernmental approvals are under legal review.
- We applied for grant funding under the Australian Government's National Water Grid Fund, but the outcome is not expected before Australian Government budget process in mid-2026.
- We plan to speak with the community in 2026 around water pricing, including the financial modelling, contribution, and tariff scenarios.

Once all six factors are tender-ready Council must decide whether to take on the project and proceed with tenders and construction.

In the interim, the NSW Government has placed a moratorium on new subdivisions and planning proposals, which means without the pipeline, Bungendore cannot continue to grow as identified in the current Bungendore Structure Plan 2048.

This review and update will therefore likely consider two possible future growth scenarios:

1. A secured bulk water supply pipeline scenario
2. Current ground water supply scenario.

Bungendore Structure Plan 2048

Review and Update



What is the difference between this and the Bungendore Place Plan?

The Bungendore Place Plan focused primarily on the future of the town centre. The feedback we heard from the community about the town centre will be considered in the review of the Structure Plan.

Will population growth rates and demographic trends be considered in the review?

Yes. Growth rates and population forecasts are important to consider as they inform the demand and supply of residential land in and around Bungendore. They are fluid and are affected by many contributing factors, such as migration trends post-COVID, housing costs, employment opportunities, and/or an aging population. These factors need to be reassessed periodically to ensure infrastructure and available land are keeping pace with demand.

How will Council seek your input and ideas?

We will consult with the community and stakeholders in a variety of ways to ensure broad participation and input, including:

- a survey on our Your Voice webpage. To be notified when the survey is open for comment later in April, register at yourvoice.qprc.nsw.gov.au
- public drop-in sessions in late May at Council's Bungendore office where Planning Officers will be available to answer questions and gather your feedback.
- attending family-friendly community events and gatherings, such as at community sport, during April and May 2026. We will be available to discuss the review, answer questions, and help you take our online survey.
- attending upcoming meetings of local stakeholder and community groups, such as the Bungendore Town Centre and Environs Committee (BTCEC), the Bungendore Chamber of Commerce, the Rotary Club of Bungendore to discuss the review and gather feedback.

How can I submit comments on the Structure Plan review?

When the survey opens later in April, you can have your say by:

- completing the survey on Council's "Your Voice" webpage yourvoice.qprc.nsw.gov.au
- emailing us at council@qprc.nsw.gov.au marking the subject line as "5 year Review – Bungendore Structure Plan 2048"
- writing to us at PO Box 90, Queanbeyan NSW 2620
- delivering in person at one of Council's offices.

Where can I see a copy of the Bungendore Structure Plan 2048?

The existing Bungendore Structure Plan 2048 is available on our website. Search Council's website for 'Planning Studies' or go to: www.qprc.nsw.gov.au/Planning-Studies-Strategies

When the survey is open for comment, copies will also be available to view on:

- Your Voice website at yourvoice.qprc.nsw.gov.au
- Council's offices located at:
 - 144 Wallace Street, Braidwood
 - 13 Gibraltar Street, Bungendore
 - 257 Crawford Street, Queanbeyan

What are the next steps?

Following this initial information gathering phase, Council will:

1. Consider the submissions and comments received during this period.
2. Prepare the recommended updates in a draft Structure Plan for community and Council consideration.